

## 2.0 The Master Plan



*Savannah townhome*

### 2.4.5 Biltmore Park

As with the previous project, the redevelopment of the brick duplexes along Biltmore Avenue and Pearl Avenue is not contingent on the improvement of Church Street. Also, it is located immediately across the street from a economically stable section of the neighborhood, and has direct access to Sistrone Stadium and the thriving neighborhood center at University Ridge and Cleveland Street.

The proposed project involves the removal of the 11 existing duplexes (22 total units) and redevelop the site with up to 35 townhomes. Using the topography of the site, construct the buildings at the grade of Rose Street with a bonus room built on the lower level at the fronting lane in lieu of a retaining wall. (See section drawing on pg 74-75. A front porch and staircase should be installed at the frontage to provide primary access to the main level with the lower level having a simple door. A similar condition is found throughout Savannah where the lower level was often a rental unit and the primary entrance was provided by stairs from the street.

An alternative is simply to provide the fronting entrance into the bonus room with an internal stair (which would be present in either scheme). This





*Rendering of proposed development at Biltmore Park looking south from Pearl Avenue down Biltmore Avenue*

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*Existing conditions at Biltmore Park*

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room would then become a living room, though a home-office would be perfectly appropriate as well.

Re-establish the spring-fed creek that meanders through the neighborhood, crosses under Sirrine Stadium, and becomes open to day light on the north side of University Ridge as a natural channel.

By removing the creek from the pipe, a linear park can be created, thereby enhancing the values of the properties in this corridor. The creek and related natural area would become a wonderful amenity, creating a park-like setting for the frontage of the townhomes. Additionally, this park could be a public amenity for the neighborhood to share as a central open space.

Parking would be provided via a rear lane with direct access from Rose Lane. Visitor and emergency access can be provided along the frontage of the units with a one-way access lane 20 feet in width, permitting occasional on-street parking along one side.

Because of the nature of the improvement necessary to restore the creek, a public-private partnership should be explored to share resources. Clearly there is a private benefit to the redevelopment of the site to assist in its restoration, but the expected





*Cross section of proposed development at Biltmore Park*

costs for such a project will require additional assistance to make it feasible. The public benefits of the restoration of a natural stream channel include greater groundwater infiltration improving both capacity as well as water quality and the creation of a wonderful public space that builds on the success of nearby Cleveland Park.

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### 2.4.6 Ellie Mae Logan Park

The Plan recommends creating an important public space to honor the memory of Miss Ellie Mae Logan who was murdered in her home on Haynie Street. The current park at the northwest corner of Haynie Street and Howe Street is not suggestive of this honor with its minimal landscaping and amenities.

The Plan recommends the relocation of the park to the southeast corner and the replacement of the existing park with new housing fronting on this space on both Howe Street and Springer Street. This location not only would facilitate additional development, but also be directly across the street from Miss Logan's former home, creating a strong visual connection between the park and her house.

The units are proposed as townhomes with parking to the rear accessed by an alley. They should be designed as traditional two story units with build-to lines that encourage public interaction with the street and fronting park. On the Howe Street side they front on the public street. On the east side, the units front on the park and are provided access by a wide pedestrian pathway. Springer Street would provide the alley access, with adequate emergency



*Rendering of proposed development at Ellie Mae Logan Park looking north across Haynie Street*

access provided by Haynie Street to the south and Francis Street to the north.

Porches shown on the illustrations are intended to create a semi-public space where residents can lounge and enjoy the beautiful piedmont weather, while providing “eyes on the park” to assure for the safety of its users and surrounding residents. This architectural element is consistent in the surrounding blocks and should form the predominant stylistic element with new construction in this area.

Given its proximity to Scott Towers Senior Housing as well as the availability of land owned by the City to facilitate development, this is a good site for an affordable infill development.

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*Existing conditions at Ellie Mae Logan Park*